

Land Auction

ACREAGE:

75.54 Acres, m/l
Linn County, IA

DATE:

Wednesday
February 8, 2023
10:00 a.m.

AUCTION TYPE:

Hybrid
Fairfax, IA &
bid.hertz.ag

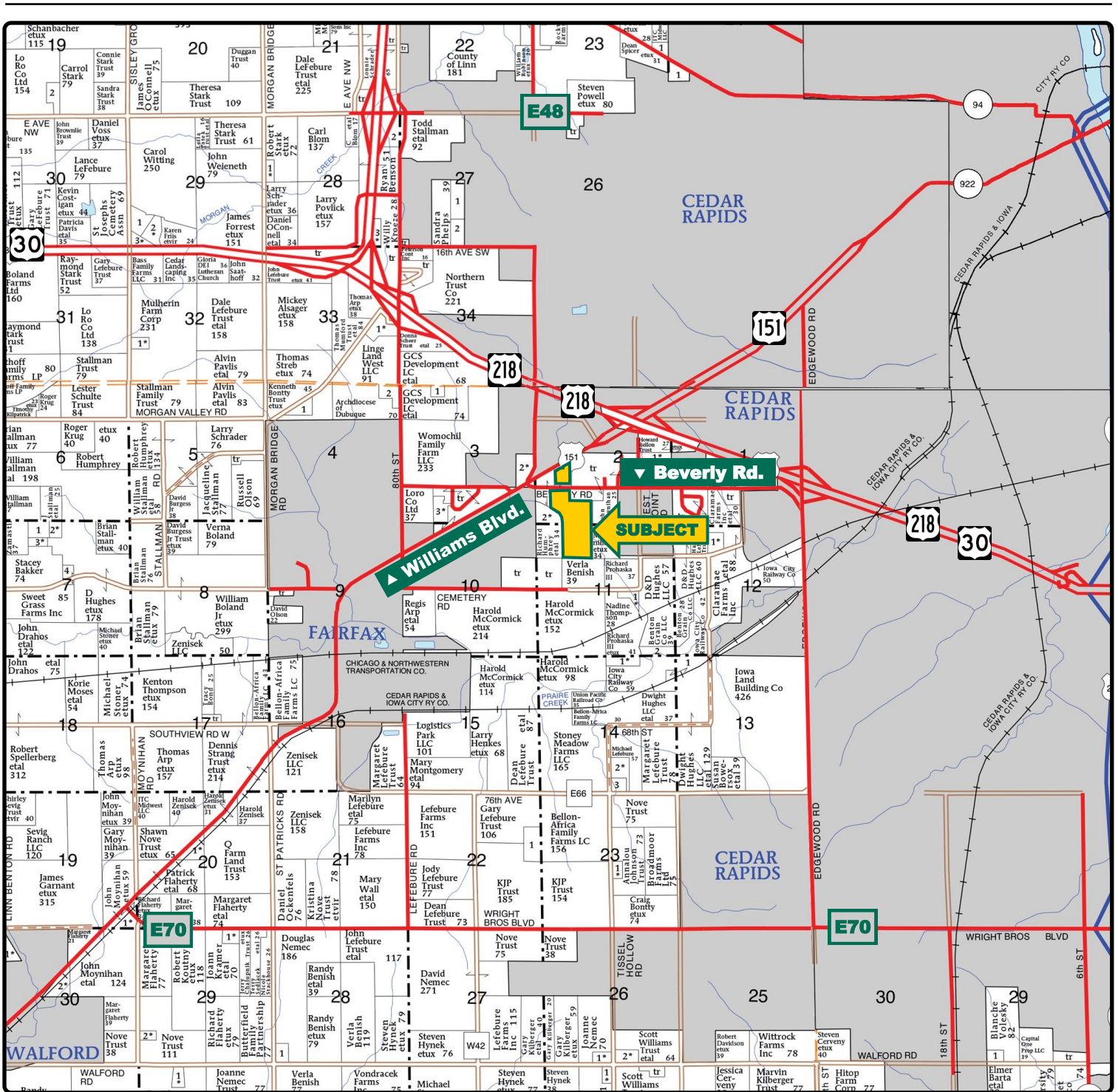


Property Key Features

- Located Just Northeast of Fairfax and Southwest of Cedar Rapids
- 68.49 FSA/Eff. Crop Acres with a 79.90 CSR2
- High-Quality Farm with Potential for Development

Troy Louwagie, ALC
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102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
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FSA/Eff. Crop Acres: 68.49

Corn Base Acres: 51.34

Bean Base Acres: 17.15

Soil Productivity: 79.90 CSR2

Property Information

75.54 Acres, m/l

Location

From Cedar Rapids—Intersection of Hwy 30 and Hwy 151: ¼ mile southwest on Williams Blvd. and ¼ mile east on Beverly Rd. Property is on the north and south side of the road.

Legal Description

That part of the SW¼ of Section 2 and that part of the NW¼ Section 11, all in Township 82 North, Range 8 West of the 5th P.M., Linn County, Iowa. Updated abstract to govern.

Real Estate Tax

Taxes Payable 2022-2023: \$3,004.00

Net Taxable Acres: 75.54

Tax per Net Taxable Acre: \$39.77

Tax Parcel ID #s: 20023-27001-00000, 20023-51002-00000, 20023-51003-00000, 20023-51004-00000, 20023-76011-00000, 20112-01001-00000

FSA Data

Farm Number 602 Tract 693

FSA/Eff. Crop Acres: 68.49

Corn Base Acres: 51.34

Corn PLC Yield: 154 Bu.

Bean Base Acres: 17.15

Bean PLC Yield: 45 Bu.

Soil Types/Productivity

Primary soils are Colo and Atterberry.

CSR2 on the FSA/Eff. crop acres is 79.90.

See soil map for detail.

Land Description

Level to gently rolling.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

There is a well located near the pump house south of Beverly Rd. Seller assumes responsibility for capping this well prior to closing.

Comments

This farm is ideally located in a prime residential area between Fairfax and Cedar Rapids. Sanitary sewer runs through this property.

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State: Iowa
 County: Linn
 Location: 2-82N-8W
 Township: Fairfax
 Acres: 68.49
 Date: 1/5/2023



Area Symbol: IA113, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	40.34	58.9%		IIw	78
351A	Atterberry silt loam, sandy substratum, 0 to 2 percent slopes	15.09	22.0%		Iw	80
184A	Klinger silty clay loam, 1 to 4 percent slopes	4.12	6.0%		Iw	95
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	3.87	5.7%		IIw	76
8B	Judson silty clay loam, 2 to 5 percent slopes	1.88	2.7%		IIe	94
83B	Kenyon loam, 2 to 5 percent slopes	1.72	2.5%		IIe	90
83D2	Kenyon loam, 9 to 14 percent slopes, eroded	0.90	1.3%		IIIe	61
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	0.57	0.8%		IIIe	84
Weighted Average					1.74	79.9

**IA has updated the CSR values for each county to CSR2.
 *c: Using Capabilities Class Dominant Condition Aggregation Method

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

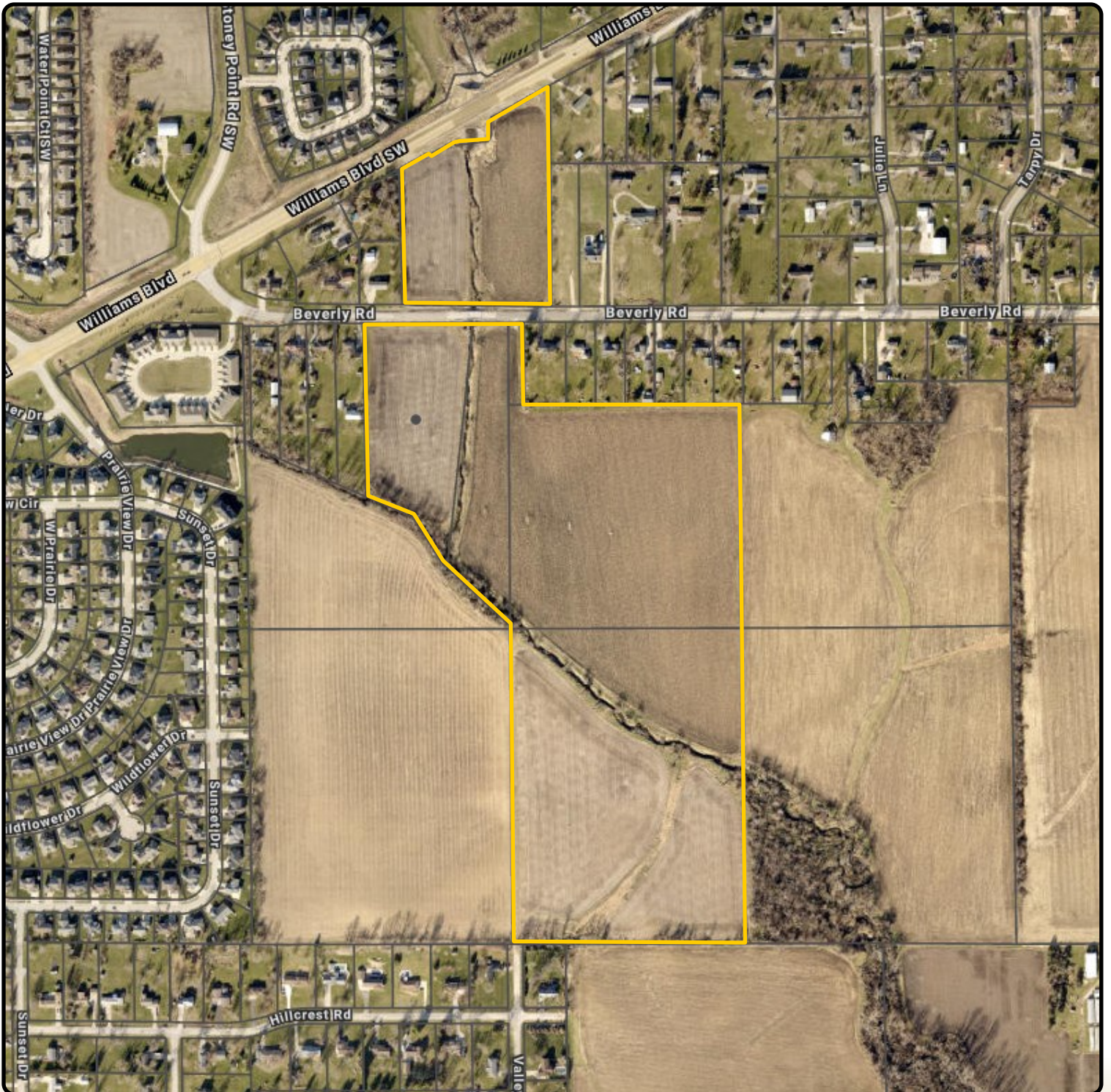
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Date: **Wed., Feb. 8, 2023**

Time: **10:00 a.m.**

Site: **Fairfax City Hall
300 80th Street Ct.
Fairfax, IA 52228**

Online: **bid.hertz.ag**

Online Bidding Information

- To bid online, you must be registered before the auction starts.
- We will be calling bids for this sale from the auction site and you will be able to view the auction team on-screen as they guide the process.
- To register, go to **bid.hertz.ag** from an internet browser. Do not use “www.” when typing the website address. Do not use Internet Explorer as that browser is not supported. Please use Chrome, Firefox, Edge or Safari.
- Navigate to auction you wish to register for and click on the VIEW AUCTION button.
- Follow on-screen prompts/buttons.
- Contact Sale Manager, Troy Louwagie at 319-721-4068 with questions.

Viewing Auction

To View Only on sale day, navigate to the auction via bid.hertz.ag (as above). Click on the “View Live” button. The auction is LIVE when the button is green.

Method of Sale

- This property will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

Seller

Farmers State Bank, Trustee of the Marcella Martinson Irrevocable Trust & Irvin Martinson Residuary Trust

Agency

Hertz Real Estate Services and their representatives are Agents of the Seller.

Auctioneer

Troy Louwagie

Announcements

Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously printed material and/or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available, but are not guaranteed.

Terms of Possession

10% down payment required the day of sale. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before March 9, 2023, or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at settlement. Taxes will be prorated to date of closing.

Contract & Title

Immediately upon conclusion of the auction, the high bidder will enter into a real estate contract and deposit the required earnest money with the designated escrow agent. The Seller will provide an Abstract of Title for review by Buyer’s attorney.

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